



PLANNING &  
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## **TOWN PLANNING REPORT**

10-14 Lofts Avenue, Kew

August 2024

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# 1. Introduction

This report accompanies a planning permit application for land at 10-14 Lofts Avenue, Kew ('Site').

Methodist Ladies College has been in operation since 1882 and provides pre-school, primary and secondary school education services to the community. It is recognised as one of Melbourne's leading independent day and boarding schools for girls, and a leader in co-educational early learning.

The application seeks to support the ongoing operation of the College by accommodating ancillary school use on the Site.

The proposal seeks to utilise the existing dwellings on site, retaining the existing streetscape character for low intensity administrative/maintenance purposes which will not have any undue offsite amenity impacts.

This report provides an assessment of the proposed use and works against relevant provisions of the Boroondara Planning Scheme ('the Planning Scheme') and should be read in association with:

- Architectural plans prepared by *Architectus*;
- Landscape Plan prepared by *McGregor Coxall*;
- Arboricultural Report prepared by *John Patrick Landscape Architects*;
- Heritage Assessment prepared by *Bryce Raworth Pty Ltd*; and
- Access advice prepared by *Traffix Group*.
- Stormwater drainage design prepared by *Intrax*.

The application follows the recent approval of the MLC Sports Precinct Redevelopment, and preliminary pre-application consultation with the Department of Transport and Planning ('DTP'), confirming the proposal would be considered pursuant by the Minister for Planning following the recent implementation of Amendment VC180 (which establishes the Minister for Planning as the responsible authority for a project of this nature).

Clause 53.19 (Non-Government Schools) of the Planning Scheme applies to (inter alia) an application under any provision of this scheme to use or develop land in relation to a primary or secondary school. Clause 53.19-2 further identifies that an application to which this policy applies is exempt from the review rights of the Act.

## 2. Site Analysis

### The Site

The Site is adjacent to and opposite Methodist Ladies College, spanning the Kindle and early learning centre on the northeast corner of the Barkers Road and Lofts Avenue intersection, and the balance of the campus bound by Lofts Avenue, Fitzwilliam Street, Glenferrie Road and Barkers Road.

The Site comprises of two allotments which are formally identified as:

- 10 Lofts Avenue Lot 1 on Title Plan 704667
- 14 Lofts Avenue Lot 1 on Title Plan 8607

The above-described lots are not encumbered by any restrictive covenants, caveats or other restrictions applicable to this application.

A copy of each title is provided at **Appendix C** of this report.

The land generally comprises of an inclined topography from the north to south and is predominantly square in shape. The Site benefits from a singular frontage to Lofts Avenue for approximately 19 metres, maximum depth of approximately 35 metres and a land size area of 707 square metres.



Figure 1 – Aerial view of the Site and surrounds

Source: [www.nearmap.com](http://www.nearmap.com)

The Site is currently used for 'dwelling' purposes and currently developed by two detached dwellings, associated outbuildings and existing vegetation.

## Surrounding Context

The Site and surrounds are located within the area affected by the HO150, which applies to the 'Glenferrie Road Precinct, Kew'.

The building stock within the Precinct primarily consists of original Victorian-Era mansion developments predominantly to the western part of the Precinct, though many are now surrounded by unsympathetic later developments. The Precinct further incorporates modest residential single-fronted cottages and terrace rows development from the Victorian period and other developments from the Edwardian and Inter-War presenting to the streetscapes.

Building stock within Lofts Avenue, comprises partly of single storey weatherboard dwellings fronting to Lofts Avenue, and the MLC and associated Kindle campus precinct forming a major established character element. The fencing character of the area varies and includes modernised high metal fence lines to both sides of the street.

The Site is in close proximity to an array of services including Ruyton Girls' School, Alexandra Gardens and various commercial uses within the nearby Hawthorn-Glenferrie Road Major Activity Centre located South of Bakers Road and connected to a highly permeable local and arterial street network.

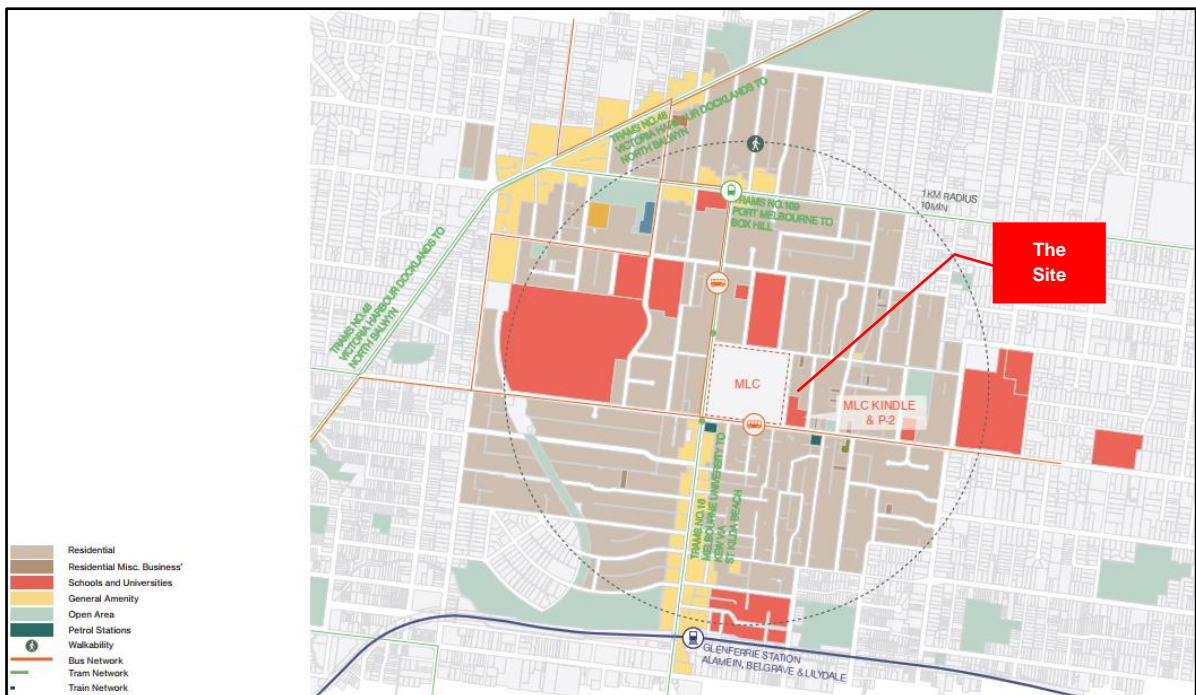


Figure 4 – Location Map

Source: Architectus

The Site forms part of Precinct 16 within the *Neighbourhood Character Precinct Statements (City of Boroondara, 2013)* which is a policy document at Clause 15.01-5L (Neighbourhood Character – Boroondara) of the Planning Scheme. The precinct brochure provides the following description for the area:

*Precinct 16 is bounded by Cotham Road to the north and Bakers Road to the south. This moderately sized precinct is situated on slightly sloping land in Kew and contains several schools such as Xavier College, Methodist Ladies' College, Ruyton Girls' School and Carey Baptist Grammar School. The precinct also adjoins Alexandra Gardens.*

*A large portion of the precinct is located within the Glenferrie Hill heritage overlay area (HO150) which contains a high number of Victorian dwellings. There is also a small area in the north-west*

of the precinct which is proposed for heritage protection. The precinct contains a variety of Federation, interwar, post war and contemporary dwellings.

Most dwellings are single storey, however some taller buildings are present, generally in the form of upper level additions. The scale varies in streets adjoining school buildings which have a more eclectic feel.

## Site Interfaces

The Site's direct interfaces are outlined below, the design response has been carefully considered to ensure harmony between the proposal and the Site's interfaces:

- The Site abuts three residential properties to the north and east; the side boundary of 16 lofts avenue and the rear boundaries of 9 and 11 Rossfield Avenue.
- The rear of 9 and 11 Rossfield street provides for secluded private open space located alongside the common boundary with the Site.
- To 16 Lofts Avenue a side pedestrian pathway is located alongside the common boundary with the Site and provides for a sufficient setback to the common boundary.
- MLC Kindergarten, known as the 'MLC Kindle (ELC)' abuts the Site to the south, and is benefited by three interfaces to Lofts Avenue, Barkers Road and Rossfield Avenue. The rear car parking on the land abuts to the common boundary with the Site.
- The Site's western interface fronts Lofts Avenue and the balance of the College campus, with interfacing high fence and retaining wall treatments given topographic level changes.



Figure 5 – Views from Lofts Avenue (February 2019)

Source: GoogleMaps

### **3. Proposal**

The College proposes to use the two existing dwellings at 10-14 Lofts Avenue for ancillary school use associated with the abutting Kindle/Junior School and the main school campus.

Specifically, a planning permit is sought for ancillary use in conjunction with a primary and secondary school, and associated partial demolition (of non-significant/contributory fabric) and buildings and works.

The Site would accommodate campus maintenance equipment to the rear, and the existing dwellings would be retained and utilised for administrative purposes to accommodate a small number of existing school staff and property. The rear of the Site is intended to accommodate grounds maintenance and school equipment and mulch (including small ride-on mowing equipment for mowing etc). Corresponding provision for a shed and outdoor areas is made on the proposed plan, with inclusion of suitably robust hard landscaped surface area. This excludes any heavy machinery or other noisy equipment, and excludes mulching – there is no intensification of any such activities already undertaken by the school.

The centrally located existing side fence between the two existing dwellings is proposed to be removed, to facilitate suitable access by the College and including infrequent waste collection, together with associated front fence/gate works and a minor 1200mm extension to the existing crossover. An aesthetically and contextually improved picket style front fence is proposed (to be set at 1500mm high), lower relative to the existing heavy high colourbond fencing to no. 10 Lofts Avenue. A higher recessed gate is proposed, setback from the streetscape between the two retained houses, as required for appropriate security.

The dwellings are proposed to be fully retained, with minor works including the removal of existing structures (later additions, non significant/contributory) at the rear of no. 14 Lofts Avenue.

There is no increase in College car parking demand, with ongoing car parking provision provided within MLC grounds, to be increased within the basement car park on the opposite side of Lofts Avenue (as approved under planning permit PA2402734).

The ancillary use of the site by the College would initially include temporarily supporting site office activities associated with project management of the MLC Sport Precinct redevelopment, during its construction phase only.

Ongoing hours of use would be day use generally consistent with those of the main campus.

Five trees assessed as being of low arboricultural value are to be removed as per the arborist assessment, as well as one dead tree, these do not trigger a planning permit. All other existing trees are to be retained, no nearby trees are impacted and four new canopy trees are proposed to enhance surrounding amenity, as part of a broader mass planting regime devised by McGregor Coxall Landscape architects. The intended removal of trees 8 & 9 may trigger a subsequent local law permit.

## 4. Planning Controls

### Municipal Planning Strategy

The Municipal Planning Strategy provides the local policy direction for the municipality and supports the Planning Policy Framework.

The following policies are of relevance to the application:

- **Clause 2.03 Strategic Directions**
  - 2.03-3 Environmental risks and amenity
  - 2.03-4 Built Environmental and heritage
  - 2.03-7 Infrastructure
- **Clause 2.04 Strategic Framework Plans**
  - Strategic Framework Plan

Health and education facilities are identified as playing an important role in serving the needs of the community and also making a significant contribution to the local economy.

### Planning Policy Framework

The Planning Policy Framework provides overarching guidance and principles for land use and development in Victoria. Planning authorities must take account of and give effect to the general principles and the specific policies contained in the Planning Policy Framework. The following are relevant to the proposal:

- **Clause 13 Environmental Risk and Amenity**
  - 13.07-1S Land use compatibility
  - 13.07-1L Discretionary uses and development in residential areas
- **Clause 15 Built Environment and Heritage**
  - 15.01-1S Urban design
  - 15.01-1R Urban design - Metropolitan Melbourne
  - 15.01-1L-01 Urban design and built from outcomes
  - 15.01-2S Building design
  - 15.01-5S Neighbourhood character
  - 15.01-5L Neighbourhood character - Boroondara
- **Clause 19 Infrastructure**
  - 19.02-2S Education facilities
  - 19.02-2R Education precincts - Metropolitan Melbourne
  - 19.02-2L Education precincts - Boroondara

State, regional and local provisions of the Planning Policy Framework seek to constrain the outward expansion of Metropolitan Melbourne by fostering a more consolidated, sustainable and healthy city. This includes support for community and educational uses in appropriate locations that service the local neighbourhood.

In particular clause 19.02-2S seeks to assist the integration of education and early childhood facilities with local and regional communities and to:

- *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*



- *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*
- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*

Clause 13.07-1L (Discretionary Uses and Development in Residential Areas) relates to the design and location of non-residential uses within residential areas of the municipality, refer to **Appendix A** for a detailed assessment.

Clause 15.01-5L (Neighbourhood Character – Boroondara) relates to the retention and enhancement of the key character attributes that contribute to a precinct preferred character, please refer to **Appendix B** for a detailed assessment.

## **Planning Scheme Amendment VC180 - Non-Government Schools**

Planning Scheme Amendment VC180 was gazetted on 4 December 2020 to support the development and expansion of non-government schools through policy changes and reduction in red tape. The amendment introduced changes including:

- Inserting additional strategies at Clause 19.02-2S (Education facilities) to support the expansion and upgrades of new schools, recognising the built form of schools as different to dwellings and strengthening the integration of schools with surrounding transport networks;
- Expanding the scope of Clause 53.19 (Non-government Schools), including the exemptions from third-party appeal rights that it affords; and
- Amending Clause 72.01 (Responsible Authority for this Planning Scheme) to designate the Minister for Planning as the Responsible Authority for various applications related to non-government schools.

The proposal is subject to consideration by the Minister for Planning as the proposed ancillary school use is to be carried out in conjunction with the MLC balance campus on land where there is no existing primary school or secondary school.

## **Zoning & overlay controls**

The site is within a Neighbourhood Residential Zone - Schedule 1. The purpose of this zone is:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To recognise areas of predominantly single and double storey residential development.*

*To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A planning permit is required to construct or carry out works associated with a Section 2 use (Educational Centre) under Clause 32.09-10 of the Zone.

The Site is also covered by a Heritage Overlay – Schedule 150 (HO150), which applies to the Glenferrie Road Precinct, Kew.

Pursuant to Clause 43.01, the Heritage Overlay purpose is outlined below:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To conserve and enhance heritage places of natural or cultural significance.*

*To conserve and enhance those elements which contribute to the significance of heritage places.*

*To ensure that development does not adversely affect the significance of heritage places.*

*To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

A planning permit is required to demolish, construct or carry out works under Clause 43.01-1 of the Heritage Overlay.

There are notice exemptions under the heritage overlay for the buildings and works generally proposed, namely the demolition and removal of outbuildings, demolition or removal of fencing, and construction of fencing, vehicle cross-over construction, carry out works, construction of a shed or similar structure, and tree lopping.

## **Particular and General Provisions**

The following provisions are of relevance for consideration in relation to the proposal:

### **Clause 52.06 Car Parking**

As the proposal is not increasing the number of MLC students or staff, there is no statutory requirement under the Planning Scheme to provide additional car parking.

### **Clause 53.18 Stormwater Management in Urban Development**

The purpose of Clause 53.18 is:

*To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

The requirements of clause 53.18 have been addressed by the drainage design materials prepared by *Intrax*.

### **Clause 53.19 Non-Government Schools**

This clause applies to (inter alia) an application under any provision of this scheme to use or develop land for a secondary school and has the following purpose.

*To facilitate new non-government schools.*

*To facilitate upgrades and extensions to existing non-government schools.*

The clause exempts an application from the review rights of the Act.

## 5. Key Considerations

The key planning matters to consider in assessment of the proposal comprise the following:

- The Site's strategic planning and policy context;
- Built form and access arrangements;
- Heritage precinct consideration; and
- General amenity.

Each of these matters is considered below.

### Strategic Planning & Policy Context

Clause 13.07-1L recognises that residential zones can accommodate a range of non-residential uses which provide services to the local and surrounding communities, with consideration given to amenity and surrounding character.

Clause 19.02-2S (Education Facilities) of the Planning Scheme provides a framework for the creation and enhancement of education facilities by supporting the '*integration of education and early childhood facilities with local and regional communities.*' Strategies relevant to the current proposal include:

*Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*

*Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*

These policies are complemented by additional policies local to Boroondara at Clause 19.02-2L (Education Facilities – Boroondara) which has the objective:

*To accommodate the future development needs of education facilities, while limiting detrimental impacts on the neighbourhood character and amenity of surrounding residential areas.*

This strategic policy setting provides a supportive context for a modest use proposal, which is required in support ultimately a strategic, higher order land use that drives the ongoing delivery of excellent educational outcomes for young women at MLC.

The proposed use and works represent and support a continuation of existing school activities on the space-constrained campus proper, rather than any intensification of school operations. These policy settings by extension support the minor alterations proposed including the 1200mm crossover widening to support the central Site access and the recessed 1,800mm high gate. Noting the strong strategic policy support for the outcome at the local and state levels, the remaining planning merits of the use and development are effectively to be considered in light of character and amenity as contemplated by the neighbourhood character and non-residential use policy provisions.

At the more granular policy level, an assessment has been undertaken against the neighbourhood character and non-residential use policy provisions (refer report appendices). The proposal is shown to be consistent with and appropriate in light of policy expectations, as a non-residential use that is respectful of amenity, in an appropriate location abutting existing educational facilities and utilising an existing built form typology that does not impact streetscape character.

## **Built Form & Access**

From a built form perspective there will be no significant change to the streetscape, with the existing dwellings retained and the landscaped character of the area enhanced through the landscape plan, which retains an open character around the dwellings with significant opportunities for existing and proposed canopy vegetation, including the planting of four new canopy trees. The rear shed will not be visible from the public realm, and with the removal of the existing outbuildings, the existing site coverage is effectively unchanged.

The minor crossover works have been reviewed from an arboricultural perspective with minimal encroachment that will not impact the existing street tree to the north in front of 14 Lofts Avenue.

The installation of a uniform, 1500mm high picket style front fence will improve the Site's existing presentation to the street, particularly through the removal of the higher, blank colourbond fence to no. 10 Lofts Avenue and its uneven juxtaposition with the lower fence to no. 14 Lofts Avenue.

The proposed Site access is considered appropriate in light of the existing crossover location, and a review undertaken by Traffix Group confirming the appropriateness of the arrangements. This includes the retention of a singular access point with the vehicles that will access the site able to safely manoeuvre both in and out in a forward direction. Movements to the site will be limited and likely comparable to that which would otherwise be generated by use of two separate dwellings. Occasional waste collection and mulch delivery will be undertaken by maximum 6.4m long vehicles for which suitable access widths and turning circle space is provided, as well as the required ability to move a car and trailer in and out of the site.

Site drainage requirements have been considered and addressed in the stormwater design which ensures stormwater is appropriately managed.

In summary, the proposed built form and access response is considered appropriate to the site context and character and appropriate from a town planning perspective.

## **Heritage matters**

Investigation and review of the proposal has been undertaken by *Bryce Raworth Heritage and Conservation*, given the Site's position within the broader HO150 precinct setting. Please refer to the enclosed letter of advice which concludes that the proposal is appropriate from a heritage perspective.

## **General amenity considerations**

Having regard to the low key, quiet nature of the envisaged use of the Site by the College, it is not expected there would be any undue amenity implications for the surrounding area. Additionally, in the interim construction phase, whilst not a specific planning consideration the construction scope itself is limited noting the retention of the two houses on site.

The proposed day use of the Site is effectively by/of an administrative nature, principally internal to the dwellings by existing school maintenance staff and hence will not emit noise, light spill or odour. Similarly, the housing and use of school equipment in the rear open space area will also not emit any undue noise, light spill or odour. As such it is reasonably concluded the proposed ancillary use of the Site by the College will comfortably co-exist with nearby dwellings in the area, much in the same way the balance of the MLC campus has over a long period of time.

The proposition is supported by a well considered landscape plan which maintains a vegetated open setting and offers additional new planting and canopy coverage plantings, together with existing trees effectively providing a buffer above the fence line to the Site's existing north and rear boundaries.

## **6. Conclusion**

As outlined in this assessment and the application materials, the proposed ancillary use and works proposal for 10-14 Lofts Avenue has been appropriately resolved, and is an outcome that is broadly supported by State and local planning policy.

The proposal has been confirmed as one that is to be considered pursuant to the Amendment VC180 process. Through the re-use of two existing houses it does this in a way that is respectful of local character and amenity considerations.

It is also a proposal that will support the Methodist Ladies College campus to continue to deliver and improve upon quality educational opportunities for young women. Whilst the ancillary school maintenance and administrative functions to be undertaken are a minor part of the broader education use on the balance of the campus, it is an important related part of the delivery of the approved Sport Precinct Redevelopment, which will enhance the educational offerings afforded at MLC.

Improved educational outcomes are critical to underpinning Melbourne's long-term competitive positioning and improved social outcomes in general. The current proposal supports the realisation of these outcomes at an existing education centre that provides ongoing net community benefit, for current and future generations.

## Appendix A

### Clause 13.07-1L – Discretionary Used and Development in Residential Areas

<b>Table 1: Clause 13.07-1L – Discretionary Uses and Development in Residential Areas</b>	
<b>Objectives</b>	<b>Proposal Response</b>
<ul style="list-style-type: none"> <li>To minimise adverse amenity impacts from non-residential uses on surrounding residential properties.</li> </ul>	The proposed use of the land is for quiet low intensive use that that is not expected to have any unreasonable adverse amenity impact and will not emit any undue noise or odour.
<ul style="list-style-type: none"> <li>To ensure that development associated with discretionary uses respects the established neighbourhood character and contributes to achieving the area's preferred character.</li> </ul>	Given the retention of the two dwellings, the minor development works respect and maintain existing neighbourhood character.
<b>Strategies</b>	<b>Proposal Response</b>
<ul style="list-style-type: none"> <li>Avoid the creation of clusters of non-residential activity in residential areas, other than as described in this policy.</li> </ul>	The proposal for contiguous land use abutting existing school facilities does not create a cluster of non-residential activity.
<ul style="list-style-type: none"> <li>Support clustering of medical and associated uses along main roads (Road Zone) if adjoining other medical facilities.</li> </ul>	Not applicable.
<ul style="list-style-type: none"> <li>Encourage non-residential uses to locate on sites previously used or developed for non-residential purposes as opposed to sites most recently used and developed for residential purposes.</li> </ul>	The proposed location is considered appropriate given the College adjacencies and in light of updated VC180 policy and the reuse and retention of the existing houses.
<ul style="list-style-type: none"> <li>Encourage non-residential uses to locate on main roads (Road Zone) and on main roads in residential areas.</li> </ul>	The integrated and contiguous land use is appropriately located in this respect noting the principal main road presence of MLC to both Barkers Road and Glenferrie Road.
<ul style="list-style-type: none"> <li>Encourage non-residential uses to locate on the periphery of existing commercial or shopping centres.</li> </ul>	The MLC campus is located at the periphery of the Hawthorn-Glenferrie Road Major Activity Centre.

<ul style="list-style-type: none"> <li>▪ Discourage non-residential uses that generate high levels of noise from locating in attached or semi-detached buildings.</li> </ul>	Not applicable, proposal is not located within an attached or semi-detached building and will not generate any unreasonable noise.
<ul style="list-style-type: none"> <li>▪ Encourage non-residential uses to re-use existing dwellings where possible to maintain the preferred neighbourhood character.</li> </ul>	The proposal does not seek to vary the built form of the existing residential dwellings from the view of the streetscape, respecting the neighbourhood character of the area.
<ul style="list-style-type: none"> <li>▪ Design development to respect and contribute positively to the preferred character and integrate with the streetscape and surrounding area in terms of height, setbacks and design detail.</li> </ul>	The height, setbacks and design detail of the existing principal form of the existing houses are unchanged.
<ul style="list-style-type: none"> <li>▪ Design built form around the perimeter of 'super-sized lots' located in the General Residential Zone 4 so that their scale is consistent with the prevailing streetscape scale and the scale of adjacent development.</li> </ul>	Not applicable, the Site is not located within the General Residential Zone 4.
<ul style="list-style-type: none"> <li>▪ Screen waste storage areas from view from the public realm.</li> </ul>	No waste storage will be visible from the public realm.
<ul style="list-style-type: none"> <li>▪ Site waste storage areas away from adjoining private open space and habitable room windows of dwellings.</li> </ul>	No waste storage areas will adjoin neighbouring private open space or habitable room windows.
<ul style="list-style-type: none"> <li>▪ Site waste storage areas away from adjoining public open space.</li> </ul>	Non-applicable, Site does not adjoin any public open space.
<ul style="list-style-type: none"> <li>▪ Site car parking areas to minimise their impact on the amenity of adjoining residential properties.</li> </ul>	Not applicable.
<ul style="list-style-type: none"> <li>▪ Landscape sites to integrate with the landscape character of the streetscape and to minimise the effect of the development on adjoining and nearby residential properties.</li> </ul>	The landscape plan prepared for the site retains canopy trees to the street, and where appropriate within the front and rear setbacks, with four new canopy trees that will enhance amenity for adjoining properties.
<ul style="list-style-type: none"> <li>▪ Provide landscaping along boundaries abutting residential properties.</li> </ul>	The landscape plan proposes new trees providing canopy coverage to the north and rear boundaries above the retained 1.8m high fencing.
<ul style="list-style-type: none"> <li>▪ Design non-residential uses to minimise traffic volumes and movements that will detrimentally impact residential streets.</li> </ul>	The use will generate minimal vehicular movements, comparable to that of dwellings,

	with site access provided in its existing location and away from neighbouring properties.
<ul style="list-style-type: none"> <li>Encourage car parking to be located to the side or rear of buildings instead of within front setbacks.</li> </ul>	The proposal does not seek to accommodate specific on-site car parking provision.
<ul style="list-style-type: none"> <li>Minimise adverse impacts on residential amenity, including noise, emissions, odours, dust, light spillage, deliveries, loading, waste collection and vehicle access.</li> </ul>	The low-key nature of the use will not involve any undue noise or odour emission, with vehicular access comparable to that associated with dwellings. There will be no adverse light spillage. The location of the outbuildings and vehicular access mitigates any potential amenity impacts on the adjoining residential properties.
<ul style="list-style-type: none"> <li>Discourage external amplified music that would cause a nuisance to surrounding residential properties.</li> </ul>	The proposed use does not involve any external amplified music.
<ul style="list-style-type: none"> <li>Incorporate noise attenuation measures and barriers along side or rear boundaries where abutting residential properties.</li> </ul>	No loud noise generating activity is proposed and no attenuation measures are required.
<ul style="list-style-type: none"> <li>Support non-residential uses only where the use cannot be located in a nearby commercial zone or centre.</li> </ul>	The proposal directly abuts to the existing educational centre and the use would be inappropriate in a commercial centre or zone remote to the campus.
<ul style="list-style-type: none"> <li>Support non-residential uses only if there is a demonstrable need for the proposed use in the location.</li> </ul>	The proposal abuts and is required to support the ongoing operation of the College.
<b>Policy Guidelines</b>	<b>Proposal Response</b>
<ul style="list-style-type: none"> <li>Discouraging non-residential development with an overall height above 9 metres in the Neighbourhood Residential Zone 1 and 3, above 11 metres in the General Residential Zone 2 and 3, above 13.5 metres in the Residential Growth Zone.</li> </ul>	The overall maximum height of the existing dwellings are unaltered.
<ul style="list-style-type: none"> <li>Limiting the number of vehicle crossovers to one, unless more than one access point is required for the safe, convenient and efficient movements of vehicles.</li> </ul>	The proposal does not propose more than one crossover and vehicular access to be maintained from Lofts Avenue.
<ul style="list-style-type: none"> <li>Designing car parking and access ways to allow entry and exit from the site in a</li> </ul>	The proposal does not seek to accommodate specific on-site car parking provision.



forwards direction where access ways are more than 10 metres long.	
<ul style="list-style-type: none"> <li>▪ Limiting deliveries and unloading to between 7am and 8pm on weekdays, and 8am and 5pm on Saturdays and Sundays.</li> </ul>	These timeframes adequately cover the envisaged use.
<ul style="list-style-type: none"> <li>▪ Limiting private waste collection to between 7am and 8pm Monday to Friday only.</li> </ul>	These timeframes adequately cover the envisaged use.
<ul style="list-style-type: none"> <li>▪ Locating, siting and operating the specified discretionary uses to meet the following criteria:</li> <li>▪ <u>Educational Centres:</u> <ul style="list-style-type: none"> <li>a. Limit expansion of existing facilities to contiguous land.</li> <li>b. Drop off and pick up areas provided on site.</li> </ul> </li> </ul>	The proposal for contiguous land use abutting existing school facilities does not create a cluster of non-residential activity.

## Appendix B

### Clause 15.0105L – Neighbourhood Character – Boroondara

<b>Table 2: Clause 15.01-5L – Neighbourhood Character – Boroondara – NRZ1</b>	
<b>Objectives</b>	<b>Proposal Response</b>
To provide for development that respects the suburban, detached character.	The views of the retained houses from the streetscape are to be maintained and enhanced through the removal of the high colourbond fence to no. 10, and replacement lower uniform fence treatment, the retained houses maintaining the suburban detached character.
To enhance the precincts' sense of greenery and open feel.	The landscaping on Site is enhanced by the proposal which strengthens the existing landscaping character and arboricultural quality of trees.
<b>Strategies</b>	<b>Proposal Response</b>
Set development back from front, side and rear boundaries to maintain a sense of separation between buildings.	The proposal maintains the existing setbacks to the adjoining lots and separation between buildings.
Encourage development to retain space for canopy trees in front and rear gardens.	The retained landscaping areas to the rear and front setbacks can accommodate canopy trees.
Provide private open space for each dwelling at ground level.	Significant open space is retained, site coverage is not proposed to be increased.
Articulate development to reduce visual bulk impacts on adjoining properties.	Non-applicable, existing built form to be maintained.
Design multi-dwelling developments to read as a single detached dwelling from the street	Not applicable.
Avoid continuous building mass for the length of a property by providing upper level separation between dwellings and varying surface alignment and materials within continuous wall planes.	Not applicable.
Discourage apartment style developments, unless they are part of the character of the immediate area.	Not applicable.

